

**MINUTES  
YALE CITY COMMISSION  
REGULAR MEETING  
213 N. MAIN STREET, YALE, OKLAHOMA  
AUGUST 11, 2020  
6:30 P.M.**

**OPENING PRAYER**

1. **CALL TO ORDER** – The regular meeting of the Yale City Commission was called to order at 6:30 p.m. on Tuesday, August 11, 2020 by Mayor Clara Welch.
2. **ROLL CALL** – Those present were Mike Strader, Jason Brown, Brian Porter, Jr., Clara Welch and Jessica Foutch.
3. **CONSENT AGENDA** – Mike Strader made the motion to approve the consent agenda as presented, Brian Porter, Jr. seconded the motion which passed as follows: Yea: Porter, Strader, Brown, Foutch, Welch Nay: None.
  - a. **Approval of Minutes**
    - i. **Regular Meeting – July 14, 2020**
  - b. **Approval of Claims**
  - c. **Financial Statements**
4. **ITEMS REMOVED FROM THE CONSENT AGENDA** – None
5. **PUBLIC HEARINGS** – The public hearings opened at 6:32 p.m.
  - a. **A Public Hearing to hear evidence and testimony to determine the property located at approximately 420 S. B Street and described as SOUTH ADD BLK 44 LOTS 1-3, Yale, Oklahoma to be dilapidated and a detriment to the health, benefit or welfare of the public.** – Officer Moore presented pictures from today stating the property was in an advanced state of decay with multiple holes in the wall. Officer Moore also stated the abatement is just on the house and not on the trailer. There was no one in attendance to speak for the property.
  - b. **A Public Hearing to hear evidence and testimony to determine the property located at approximately 102 S. B Street and 104 S. B Street and described as ORIG TOWN YALE BLK 16 LOTS 9-12, Yale, Oklahoma to be dilapidated and a detriment to the health, benefit or welfare of the public.** – Officer Moore presented pictures from today stating there's an accumulation of metals, junk and vegetation growing out of the roof with maintenance needing to be done on the home. Roy Lee Lozier spoke for the property stating that the house was in need of repair, there were materials that had been purchased for repairs, but those materials were stolen. Mr. Lozier apologized for the mess and stated it does look bad, he also stated that his brothers and friends were willing to help with the repairs once he had the materials.
  - c. **A Public Hearing to hear evidence and testimony to determine the property located at approximately 318 W. Broadway Avenue and described as ORIG TOWN YALE BLK 9 LOTS 15-16, Yale, Oklahoma to be dilapidated and a detriment to the health, benefit or welfare of the public.** – Officer Moore presented pictures from today. Steven Wright spoke stating it does need to come down, he stated his wife had just gotten her things out of the building and they are now able to tear it down. Roy Lee Lozier stated that he knew Mr. Wright, he had been abated in the past and he knows he'll do what he says.
  - d. **A Public Hearing to hear evidence and testimony to determine the property located at approximately 415 W. Boston and described as ORIG TOWN YALE BLK 8 LOTS 1-9, Yale, Oklahoma to be dilapidated and a detriment to the health, benefit or welfare of the public.** – Officer Moore presented pictures from today stating the property had been vacant for a number of years; the floors are weak and unstable. Jesse Bias spoke stating he had purchased the property last year. He stated the house does need to be torn down, there's severe water damage, he started working on the house shortly after receiving the abatement notice. Mr. Bias stated there's still more to do, the plan is to tear down the entire building.

- e. **A Public Hearing to hear evidence and testimony to determine the property located at approximately 517 S B Street and described as SOUTH ADD BLK 46 LOTS 19-24, Yale, Oklahoma to be dilapidated and a detriment to the health, benefit or welfare of the public.** – Officer Moore presented pictures from today, stating there are a couple of cars that have been burnt out, there are a couple more that are not functional. He stated he believed they planned to repair the roof, Officer Moore also stated that the RV and trailer on the property needed to be addressed. Pamela Pollard spoke stating the siding had been replaced and the RV was on their list of items to be addressed, also that the trailer had been boarded up. Officer Moore stated the couches that were on the property had been disposed of.

The public hearings were closed at 6:47 p.m.

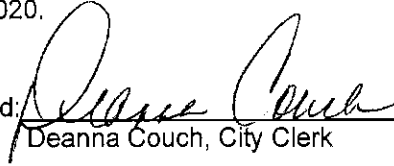
**6. PUBLIC APPEARANCES – None**

**7. GENERAL ORDERS**

- a. **Consideration, discussion and action regarding a software and professional services agreement with GWorks for the purchase of a Utility Billing Internet module and software implementation in the amount of \$1,500.00.** – Ms. Couch answered questions concerning the module and how it would work. Brian Porter, Jr. made the motion to purchase a utility billing internet module and software implementation through GWorks in the amount of \$1,500.00. Jason Brown seconded the motion which passed as follows: Yea: Porter, Strader, Brown, Foutch, Welch Nay: None.
- b. **Consideration, discussion and action to declare the property addressed at 420 S. B Street as dilapidated and a detriment to the health, benefit or welfare of the public.** – Brian Porter, Jr. made the motion to declare the property at 420 S. B Street as dilapidated and a detriment to the health, benefit or welfare of the public and to give 90 days to remediate. Mike Strader seconded the motion which passed as follows: Yea: Porter, Strader, Brown, Foutch, Welch Nay: None.
- c. **Consideration, discussion and action to declare the property addressed at 102 S. B Street and 104 S. B Street as dilapidated and a detriment to the health, benefit or welfare of the public.** – Officer Moore stated that he had been working with the son that lives in the house for quite a while and that was going nowhere, the house next door which is the 104 S. B Street property needs to be taken care of as well. Mr. Porter asked if Mr. Lozier was comfortable with the service notice that was given. Mr. Lozier stated the agenda was not posted legally to have a public hearing, Ms. Couch stated the agenda was posted as per state requirements. Mr. McMillian explained that the public hearings in question fall under a different law that what Mr. Lozier was speaking of. Mr. Lozier encouraged the Board to look into City law themselves. Brian Porter, Jr. made the motion to declare the properties addressed as 102 and 104 S. B Street as dilapidated and a detriment to the health, benefit or welfare of the public giving six months to remediate the property. Jessica Foutch seconded the motion which passed as follows: Yea: Porter, Strader, Brown, Foutch, Welch Nay: None.
- d. **Consideration, discussion and action to declare the property addressed at 318 W. Broadway Avenue as dilapidated and a detriment to the health, benefit or welfare of the public.** – Brian Porter, Jr. made the motion to declare the property addressed at 318 W. Broadway Avenue as dilapidated and a detriment to the health, benefit or welfare of the public and to give 6 months to remediate the property, Jason Brown seconded the motion which passed as follows: Yea: Porter, Strader, Brown, Foutch, Welch Nay: None.
- e. **Consideration, discussion and action to declare the property addressed at 415 W. Boston as dilapidated and a detriment to the health, benefit or welfare of the public.** – Brian Porter, Jr. made the motion to declare the property addressed as 415 W. Boston as dilapidated and a detriment to the health, benefit or welfare of the public and to give 6 months to remediate the property. Jessica Foutch seconded the motion which passed as follows: Yea: Porter, Strader, Brown, Foutch, Welch Nay: None.
- f. **Consideration, discussion and action to declare the property addressed at 517 S. B Street as dilapidated and a detriment to the health, benefit or welfare of the public.** – Pamela Pollard stated that the house was structurally sound. Brian Porter, Jr. made the motion to table this item to the October 13, 2020 meeting, Mike Strader seconded the motion which passed as follows: Yea: Porter, Strader, Brown, Foutch, Welch Nay: None.

8. **ADJOURNMENT** – Brian Porter, Jr. made the motion to adjourn, Jessica Foutch seconded the motion which passed as follows: Yea: Porter, Strader, Brown, Foutch, Welch Nay: None.

The regular meeting of the Yale City Commission was adjourned at 7:13 p.m. on Tuesday, August 11, 2020.

Signed:  \_\_\_\_\_  
Deanna Couch, City Clerk

Signed:  \_\_\_\_\_  
Clara Welch, Mayor

**NOTICE OF THIS MEETING WAS POSTED THE 7<sup>TH</sup> DAY OF AUGUST 2020 AT 4:30 P.M. AT YALE CITY HALL.**